



**422 AIRPOINT  
BEDMINSTER  
BRISTOL  
BS3 3NL  
£250,000**

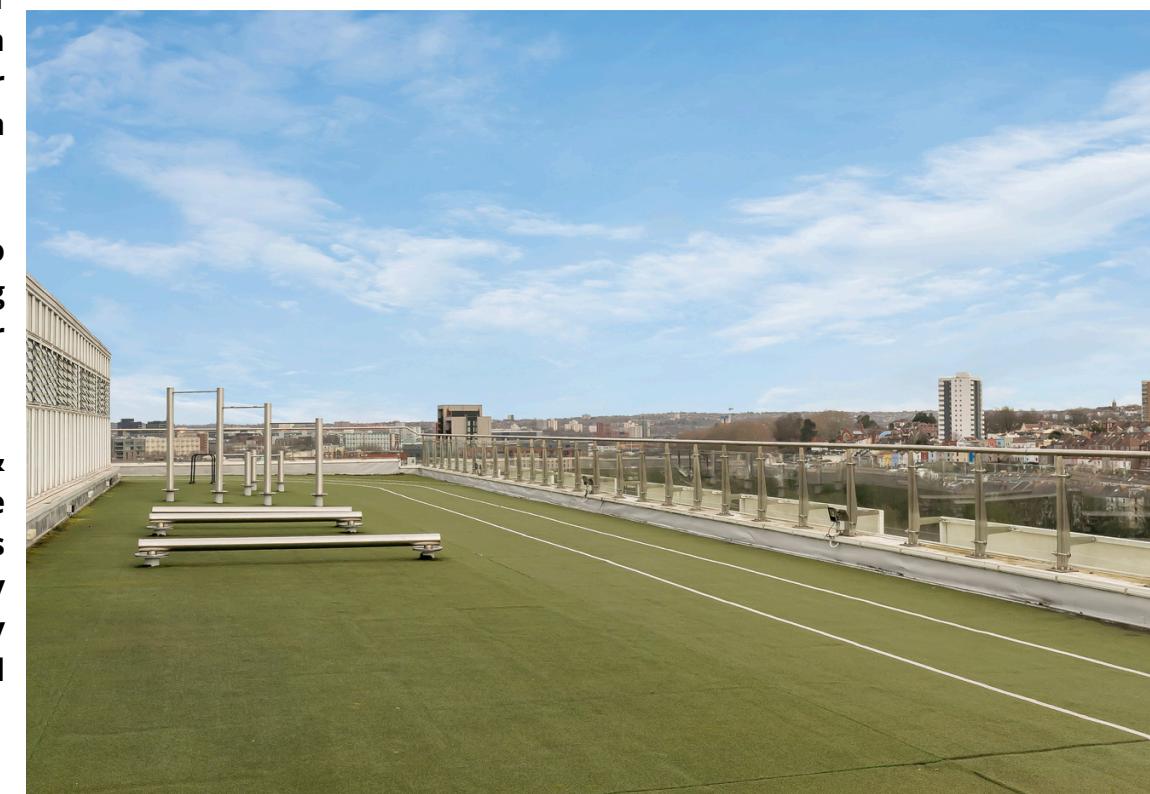
Positioned to the fourth floor of this well regarded, Airpoint Development in Bedminster can be found this modern apartment offered for sale with no onward chain. This modern apartment offers spacious room proportions, bathed in natural light via the floor to ceiling windows to both the living room and the principle bedroom.

Gated pedestrian and vehicle access provides access to the development. Once inside the building, an impressive vaulted atrium benefits a wealth of natural light via the glazed roof. Stairs and lifts then provide access to all floors. Once on the fourth floor, an entrance door leads to a welcoming hallway which in turn leads to all rooms. Both bedrooms are double in size with the principle bedroom in particular impressing in size and with floor to ceiling windows. In addition to the main bathroom, the property also benefits an en-suite shower room to the main bedroom.

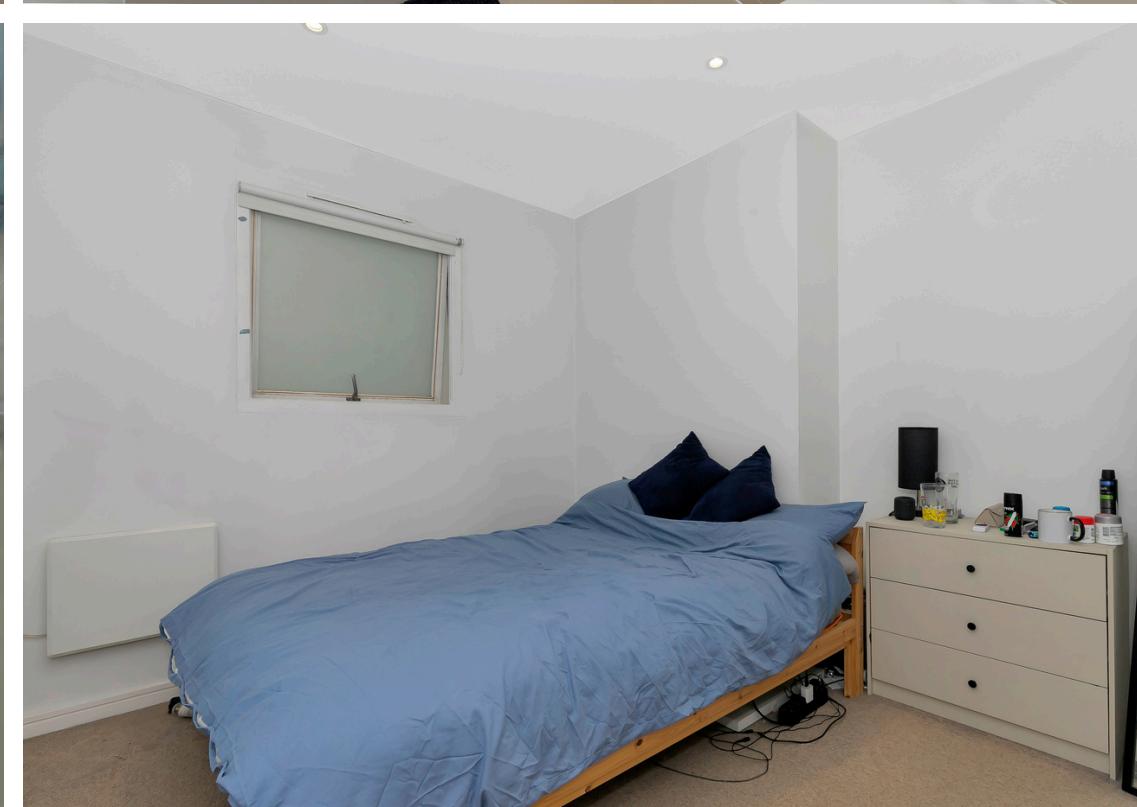
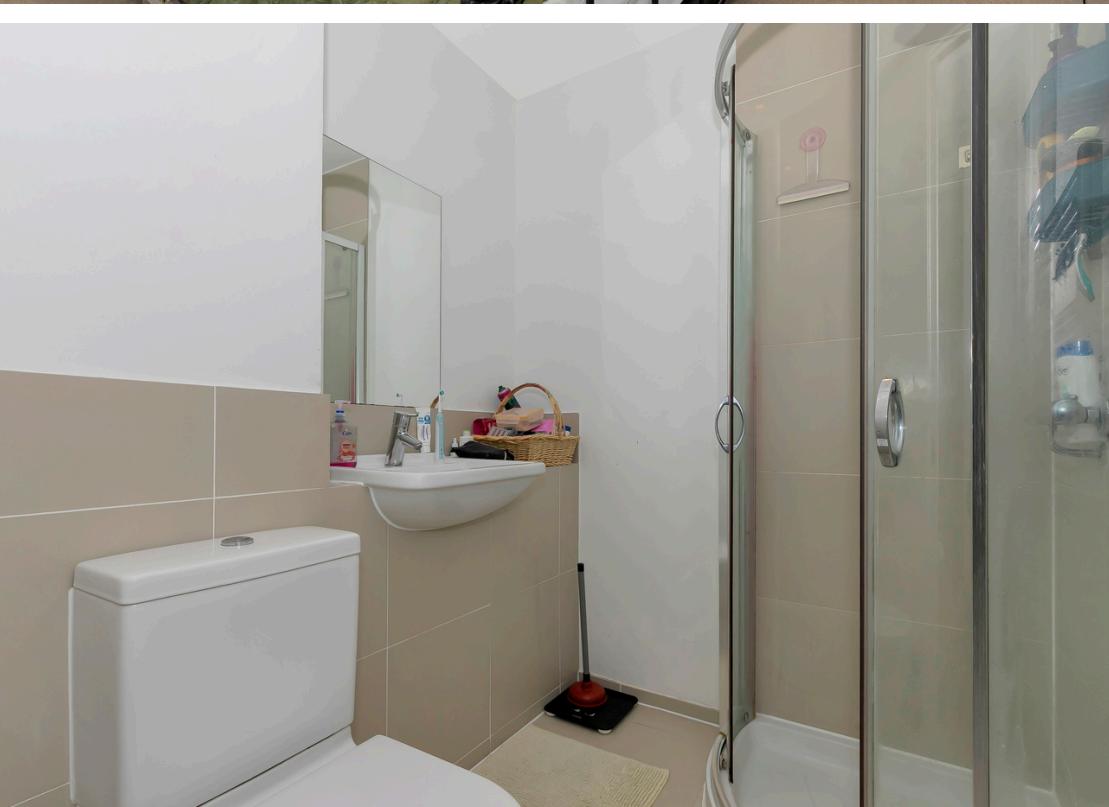
The main living room is open plan in nature, with an abundance of space for both a lounge and dining area. The fitted kitchen comprises built in cupboards and integrated appliances. Further storage is available via two storage cupboards, one in the kitchen area and the other to the hallway.

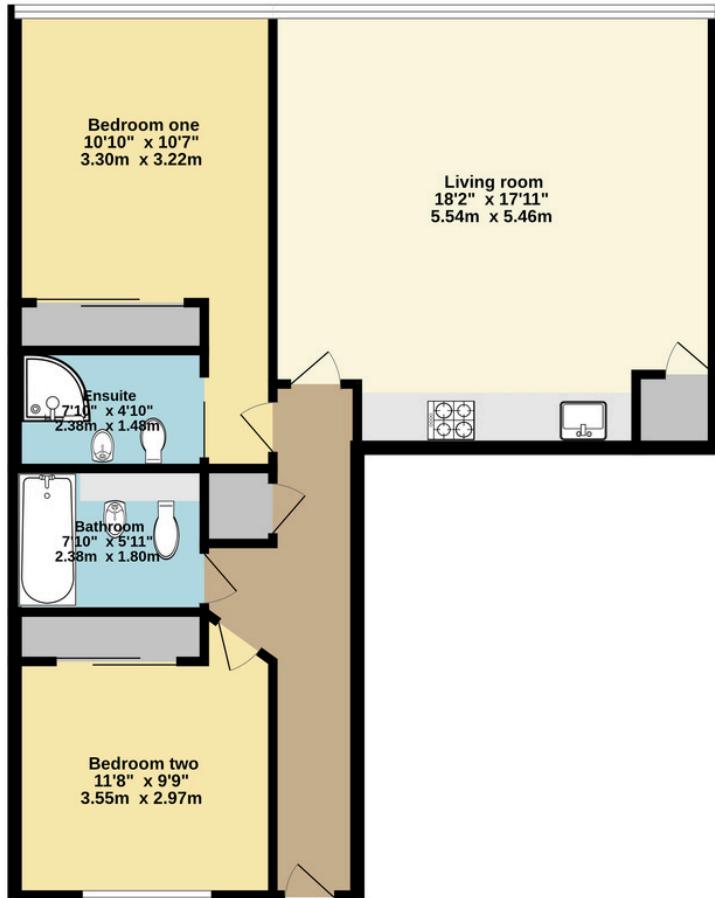
Furthermore the property benefits stunning 'Oak' effect flooring to the living room and electric heating to all rooms. Allocated parking can be found in the gated, underground parking, a huge asset for city centre living.

The property is ideally situated only a short walk to both North & West Street, where numerous independent shops and cafes can be enjoyed. Superb transport links can be accessed including Parsons Street train station and the metro-link, making for an easy commute into the city and beyond. The development is highly sought after, particularly with first time buyers and professional couples.









TOTAL FLOOR AREA : 779 sq ft. (72.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

422 Airport  
Skypark Road  
BRISTOL  
BS3 3NL

Energy rating  
**C**

Valid until: 7 June 2030  
Certificate number: 8506-1687-5122-1406-5603

Property type  
Mid-floor flat  
Total floor area  
74 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

